



Disaster and Emergency Management Resources

Choosing a Contractor for Home Disaster Recovery

- Finding a reliable company or individual to repair your home following a disaster may be one of your most important post-disaster tasks. It may even be problematic if the disaster impacted a lot of homes and businesses in your community.
- Ask people you know to refer you to a contractor.
- Find a contractor familiar with the type of work you need and ask to see some past work. If this is not possible, ask for references from previous jobs the contractor has done.
- Make sure that the contractor is licensed and insured. Contractor insurance should include comprehensive policies that protect his or her business and your home, including public liability, property damage protection, and workers' compensation.
- Ask for written quotes with all details from three different bidders, if possible, making certain that all are bidding on the exact same job.
- All the details and agreements about the job must be written down in a contract.
 - Include the building plans and/or specifications in the contract.
 - Specify the start and finish dates, but realize that bad weather, availability of materials, or other problems may affect these dates.
 - Specify terms for payment. There may be terms for making a series of payments throughout the project, such as after each inspection is made and passed. Don't make a large first payment, and don't pay for the project in full until work has been completed and after an approved final inspection.
 - Describe the work to be done. This should include a detailed description of the materials and grades to be used as well as the repairs to be made.
 - List the name and address of the contractor and your name and address.
 - Clearly state any warranties or guarantees on the work.
 - Be sure both you and the contractor sign the agreement, with each of you keeping original copies.

Adapted from resource material developed by the North Carolina Extension Service entitled "Disaster Response and Recovery: Home Recovery/Daily Needs."